

**MOBILE HOME PLACEMENT PERMIT
FACTORY ASSEMBLED STRUCTURES (FAS)
*Information and Checklist***

Lewis County Ordinance No. 1126 regulates the location and placement for mobile homes, or travel trailers for residential occupancy, in Lewis County and also establishes permit/fee requirements.

The Ordinance states “it shall be unlawful for any person, firm, partnership, corporation or other entity to install any mobile home to be used as a residence upon real property in Lewis County without first securing a permit from the Lewis County Community Development Department, Building Section”.

All mobile homes must bear the inspection seal of the Washington State Department of Labor and Industries; or the U.S. Department of Housing and Urban Development (HUD). *Any mobile home built before 1977, or any mobile home not constructed to HUD standards after 1976, must have a life safety inspection performed by the State Department of Labor and Industries before a placement permit may be issued. A copy of the Labor and Industries inspection report must be submitted as evidence that this inspection has been performed prior to the mobile home placement permit issuance.*

The owner or dealer must inform the manufacturer of the required roof design snow load if the snow load for the particular area of the county where the unit will be placed is more than 20 pounds per square foot (PSF). (See the attached design snow load table).

PERMIT FEES	
Single Wide	<u>\$ 226.50*</u>
Double Wide	<u>\$ 291.50*</u>
Triple Wide	<u>\$ 361.50*</u>

*Additional fees may include Planning Review fee [\$90], Building Permit for Decks/Steps [fees vary], Public Water Adequacy review [\$80], Sewage System Connection review [\$170], Road Approach Approval [fees vary], etc.

THE FOLLOWING INFORMATION IS REQUIRED WITH EACH MOBILE HOME PLACEMENT PERMIT APPLICATION

1. Applicants name, mailing address, and telephone number.
2. Tax parcel number of property being developed (copy of assessor's map showing subject property and surrounding properties.)
3. Site address (may be applied for at the Lewis County Permit Center).
4. The mobile homes make, model, size, serial number, year built, and purchase price. (NOTE: If the mobile home was constructed prior to 1977, or significant alterations have been made, please see the third paragraph of the cover page referencing Life Safety Inspections through Labor and Industries.)
5. Name of installer, and a copy of the mobile home installer's certifications will be required prior to permit issuance.
6. Septic and water approval from the Environmental Services Division or, if utilizing a city connection(s), written authorization from the respective City (forms provided by the Permit Center).
7. Permission to Enter Authorization signed by the property/homeowner or representative (forms provided by the Permit Center) authorizing entry on the property for the purpose of conducting the required inspections.
8. Evidence of an approved Road Approach Permit with minimum access of 30' wide. Access from a county road must be approved by Lewis County Department of Public Works. Access from a state highway must be approved by Washington State Department of Transportation. Access from a private road requires approval from LCDPW, WSDOT or US Forest Service depending on the point of origination of the private road.
9. The County will perform a review of your project for compliance with all Lewis County zoning requirements (Title 17). This Planning Review will be completed by the Planning Office. A plot plan (layout of the project proposal on the subject property) is required and shall include the following:
 - a. Show the lot or parcel's dimensions and area.
 - b. Show the location and dimension of all proposed building(s) to include, setbacks from property lines, all existing buildings or structures, driveways, right-of-ways, septic tank and drainfield.
 - c. Show location of any water bodies (i.e., ponds, creeks, intermittent creeks, rivers, etc.).
 - d. Show existing or proposed access to the property (driveways).
 - e. Indicate "North Arrow".

Please Note: INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

BUILDING PERMITS REQUIRED FOR DECKS / STEPS/ PORCHES

The mobile home placement permit covers the set up of the factory assembled structure only. Construction of steps, decks (covered or open) or porches are regulated by the 2009 International Building Codes. A separate building permit is required for these structures.

Any addition or structure that subjects the FAS unit with a structural load will require permit approval by Washington State Department of Labor and Industries.

Prior to a final inspection or occupancy of any habitable structure the following items must be submitted and approved:

1. Septic system as-built and/or installers checklist
2. Final approved road approach permit
3. Water well report
4. Bacteria water test with satisfactory results
5. Nitrate water test

Commonly Asked Questions

AFTER SUBMITTING AN APPLICATION, HOW LONG BEFORE MY PERMIT WILL BE ISSUED?

Generally review of your application will take approximately one (1) to two (2) weeks. However, during the peak building season (May thru October) the processing time can take longer.

ONCE ISSUED, HOW LONG IS MY PERMIT VALID?

Permits are valid for 180 days (*6 months*) after date of issuance and remain valid for 180 days after each inspection. The Lewis County Building Official may grant an extension. Requests for extensions must be made *prior* to the date of expiration of any permit.

HOW CAN I VERIFY WHETHER MY HOME SITE IS WITHIN A FLOODPLAIN?

The Lewis County Permit Center can assist you in locating your property on the floodplain designation maps provided by the Federal Emergency Management Association (FEMA). If your development falls within a designated 100-year floodplain, you will be required to obtain a Floodplain Development Permit (to include an elevation certificate prepared by a licensed surveyor or engineer).

WHERE DO I OBTAIN AN ELECTRICAL PERMIT?

All electrical permits and inspections are obtained through the Washington State Department of Labor and Industries, Electrical Inspection Division. They may be contacted by telephone at (360) 902-6350 in Tumwater, or (360) 575-6900 in Longview.

WHAT ABOUT BUILDING SETBACKS AND HEIGHT LIMITS?

Residential Setback:

From County Road, 25 feet from right of way (minimum of 55 feet from centerline).
Front, 25 feet from right of way
Side, 10 feet from property line
Rear, 25 feet from property line, for structures in excess of 100 square feet

Commercial/Industrial Setback

Front, 10 feet from right of way
Side, 10 feet from property line
Rear, 0 feet, except 25 feet from property line when abutting a residential zone.

Setbacks from Easements or Private Roads must meet the minimum requirements as indicated above for residential or commercial development.

Height limits

Residential, 35 feet
Commercial, 50 feet, except 35 feet when abutting (or within 50 feet of) a residential zone
Industrial, 50 feet plus one foot for every foot from property lines
Agriculture, resource, communication, and public utility uses, none

ROOF SNOW LOAD REQUIREMENTS

for Lewis County, Washington

These requirements have been determined by the Building Official based on local conditions and the Second Edition of the Snow Load Analysis for Washington published in July 1995, by the Structural Engineers Association of Washington.

City	Actual Elevation	Recommended Roof Snow Load (PSF)
CENTRALIA	189	25
CHEHALIS	226	25
GLENOMA		50
MINERAL	*1770	60
MORTON	940	40
MOSSYROCK	698	30
ONALASKA	505	25
PACKWOOD	*1051	70
PE ELL	412	30
RANDLE	880	50
TOLEDO	110	25
VADER	175	25
ASHFORD (Paradise Estates)	*1770	100
WHITE PASS		255

*For non-residential structures, elevations 1000 feet or over have a frost depth of 18 inches minimum from finish grade to the bottom of the footing. Any elevation less than 1000 feet will have a frost depth of 12 inches. Residential structures will have a frost depth of 18 inches minimum county-wide.

WIND LOAD REQUIREMENTS

for Lewis County, Washington

Basic Wind Speed is 85 miles per hour with the exposure determined by the following definitions:

Exposure B has terrain with buildings, forest, or surface irregularities, covering at least 20 percent of the ground level area extending one mile or more from the site.

Exposure C has terrain which is flat and generally open, extending one-half mile or more from the site in any full quadrant.

NOTE: LEWIS COUNTY IS WITHIN SEISMIC ZONE D1.